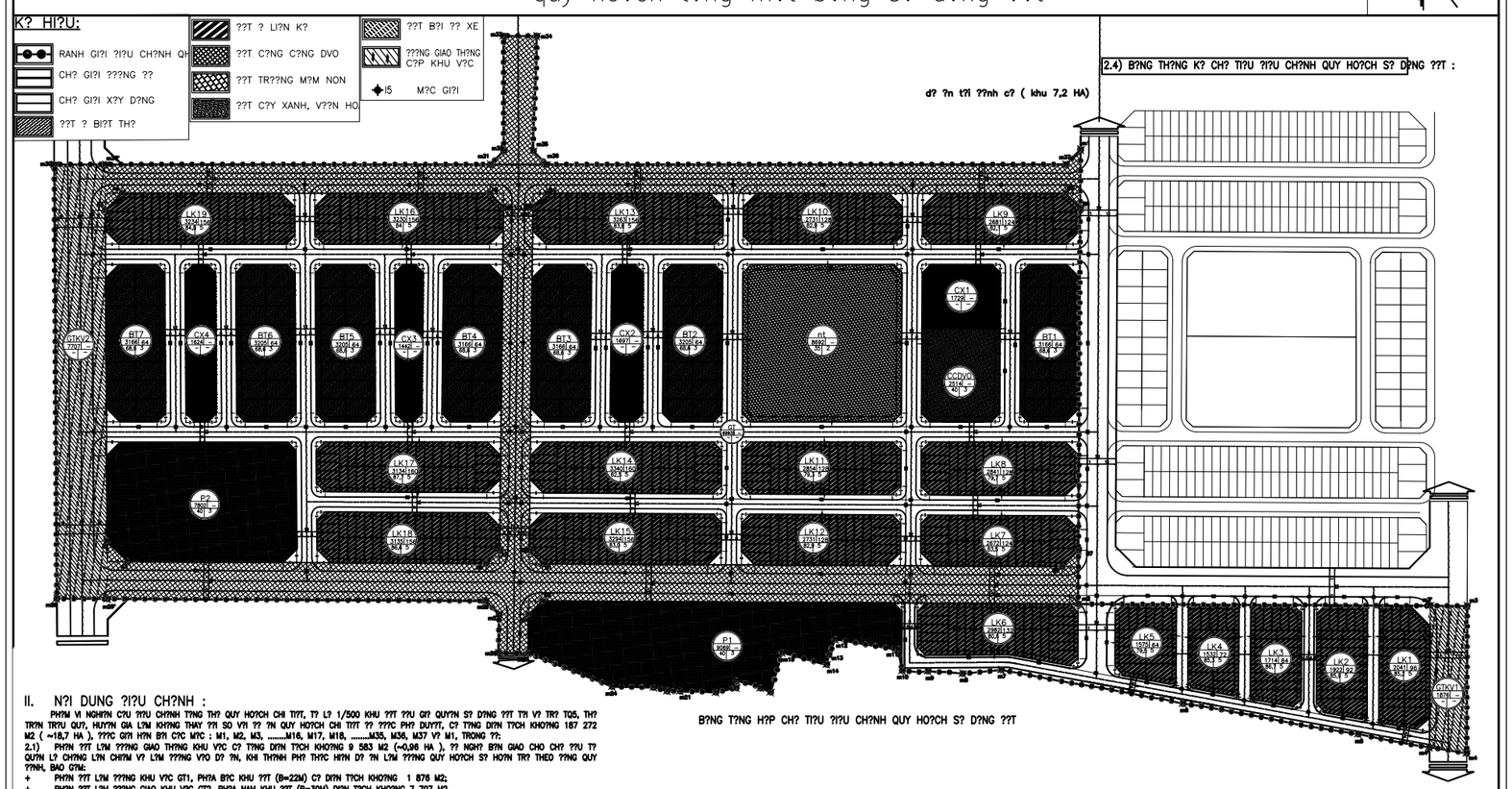
For Demonstration Purposes Only
Tailor Made Software, Ltd

?i?u chønh T?NG TH? QUY HO?CH CHI TI?T, T? L? 1/500 KHU ??T X?Y D?NG D? ?N: x?y d?ng KHU ??T ??U GI? QUY?N S? D?NG ??t T?I V?[illegible] tq5

quy ho?ch t?ng m?t b?ng s? d?ng ??t



2.4) B?NG TH?NG K? CH? TI?U ?I?U CH?NH QUY HO?CH S? D?NG ??T :

B?NG T?NG H?P CH? TI?U ?I?U CH?NH QUY HO?CH S? D?NG ??T

II. N?I DUNG ?I?U CH?NH :

PH?M VI NGHI?N C?U ?I?U CH?NH T?NG TH? QUY HO?CH CHI TI?T, T? L? 1/500 KHU ??T ?I?U GI? QUY?N S? D?NG ??T T?I V? TR? TQ5, TH? TR?N TR?U QU?, HUY?N GIA L?M KH?NG THAY ??I SO V?I ?? ?N QUY HO?CH CHI TI?T ?? ???C PH? DUY?T, C? T?NG DI?N T?CH KHO?NG 187 272 M2 (~18,7 HA), ???C GI?I H?N B?I C?C M?C : M1, M2, M3, ...M16, M17, M18, ...M35, M36, M37 V? M1, TRONG ??:

2.1) PH?N ??T L?M ???NG GIAO TH?NG KHU V?C C? T?NG DI?N T?CH KHO?NG 9 583 M2 (~0,96 HA), ?? NGH? B?N GIAO CHO CH? ?I?U T? QU?N L? CH?NG L?N CH?M V? L?M ???NG V?O D? ?N, KHI TH?NH PH? TH?C HI?N D? ?N L?M ???NG QUY HO?CH S? HO?N TR? THEO ??NG QUY ??NH, BAO G?M:

+ PH?N ??T L?M ???NG KHU V?C GT1, PH?A B?C KHU ??T (B=22M) C? DI?N T?CH KHO?NG 1 876 M2;

+ PH?N ??T L?M ???NG GIAO KHU V?C GT2, PH?A NAM KHU ??T (B=30M) DI?N T?CH KHO?NG 7 707 M2.

2.1) PH?N ??T D? ?N ?I?U GI? QUY?N S? D?NG ??T T?I ? ??T TQ5 SAU ?I?U CH?NH C?N L?I KHO?NG 177 689 M2 ~ 17,7HA, ???C GI?I H?N B?I C?C M?C : M1, M2, M3', M4', M5, ..., M27, M28, M29', M30', M31, ..., M35, M36, M37, V? M1, TRONG ??:

+ ??T ? M?I TR??C ?I?U CH?NH C? DI?N T?CH KHO?NG 81 367M2, SAU ?I?U CH?NH C? DI?N T?CH KHO?NG 73 185 M2;

+ ??T C?NG C?NG ??N V? ? TR??C ?I?U CH?NH C? DI?N T?CH 3 245 M2, SAU ?I?U CH?NH C? DI?N T?CH KHO?NG 2 514 M2.

+ ??T NH? TR? TR??C ?I?U CH?NH C? DI?N T?CH 8 045 M2, SAU ?I?U CH?NH C? DI?N T?CH KHO?NG 8 692 M2, QUY M? V? DI?N T?CH ?I?M B?O CH? TI?U DI?N S? V? B?N K?NH PH?C V? THEO QUY HO?CH PH?N KHU N11.

+ ??T C?Y XANH, TDTT ??N V? ?, NH?M NH? ? TR??C ?I?U CH?NH C? DI?N T?CH 7 480 M2, SAU ?I?U CH?NH C? DI?N T?CH KHO?NG 6 492 M2, ??M B?O CH? TI?U ??T C?Y XANH (> 1M2/ NG??I).

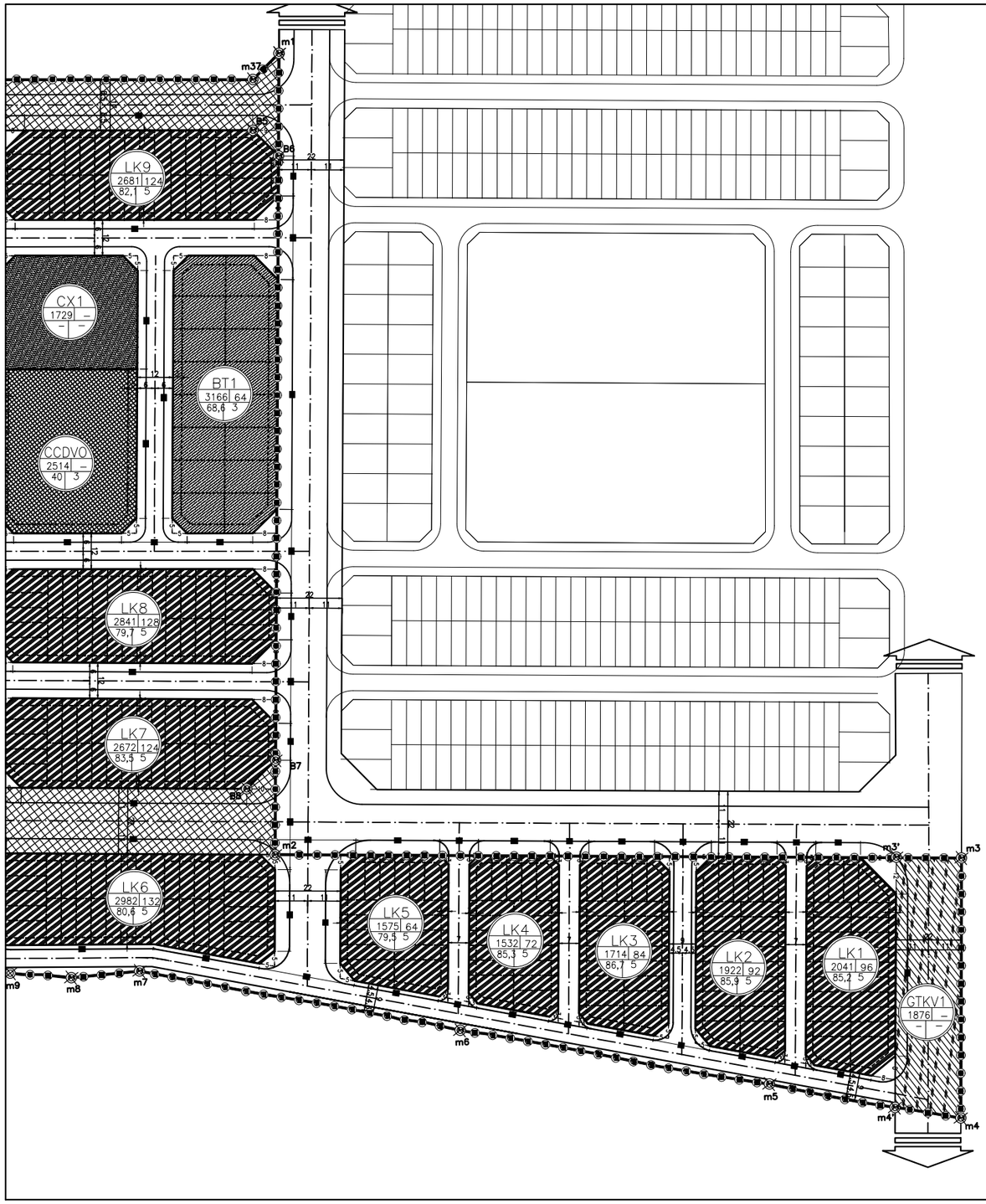
+ ??T GIAO TH?NG ??N V? ?, NH?M NH? ? C? T?NG DI?N T?CH 77 552 M2, SAU ?I?U CH?NH C? DI?N T?CH KHO?NG 86 806 M2, TRONG ??:

*) ??T B?I ?? XE TR??C ?I?U CH?NH C? DI?N T?CH 6 119 M2, SAU ?I?U CH?NH C? T?NG DI?N T?CH 16 871 M2;

*) ??T ???NG GIAO TH?NG TR??C ?I?U CH?NH C? DI?N T?CH 71 433 M2, SAU ?I?U CH?NH C? T?NG DI?N T?CH 69 935 M2;

+ QUY M? DI?N S? THEO QUY HO?CH CHI TI?T ?? ???C PH? DUY?T L? 3412 (NG??I), SAU ?I?U CH?NH KHO?NG 2848 (NG??I), PH? H?P V?I ??NH H??NG QUY HO?CH PH?N KHU N11.

QH.04



I. C«N C? PH?P L? :

– LU?T QUY HO?CH ?? TH? S? 30/2009/QH12;

– LU?T X?Y D?NG S? 50/2014/QH13 NG?Y 18/06/2014;

– NGH? ??NH 37/2010/N?–CP NG?Y 07/4/2010 C?A CH?NH PH? V? L?P, TH?M ??NH, PH? DUY?T V? QU?N L? QUY HO?CH ?? TH?;

– NGH? ??NH 38/2010/N?–CP NG?Y 07/4/2010 C?A CH?NH PH? V? QU?N L? KH?NG GIAN, KI?N TR?C, C?NH QUAN ?? TH?;

– NGH? ??NH 11/2013/N?–CP NG?Y 14/01/2013 C?A CH?NH PH? V? QU?N L? ??U T? PH?T TRI?N ?? TH?;

– NGH? ??NH S? 39/2010/N?–CP NG?Y 07/4/2010 V? QU?N L? KH?NG GIAN X?Y D?NG NG?M ?? TH?;

– NGH? QUY?T 06/2013/NQ–H?ND NG?Y 12/7/2013 C?A UBND TH?NH PH? H? N?I QUY ??NH V? T? L? DI?N T?CH ??T ?, NH? ? ?? PH?T TRI?N NH? ? X? H?I TRONG C?C D? ?N PH?T TRI?N NH? ? TH??NG M?I, KHU ?? TH? M?I TR?N ??A B?N THANH PH? H? N?I.

– TH?NG T? 12/2016TT–BXD NæM 2016 C?A B? X?Y D?NG QUY ??NH H? S? C?A T?NG LO?I QUY HO?CH ?? TH?;

– QUY HO?CH CHUNG X?Y D?NG TH? ?? H? N?I ??N NæM 2030 V? T?M NH?N ??N NæM 2050 ?? ???C TH? T??NG CH?NH PH? PH? DUY?T T?I QUY?T ??NH S? 1259/Q?–TTG NG?Y 26/7/2011;

– QUY HO?CH PH?N KHU ?? TH? N11 ?? ???C UBND TH?NH PH? H? N?I PH? DUY?T T?I QUY?T ??NH S? 5989/Q?–UBND NG?Y 04/11/2015;

– QUY?T ??NH S? 43/2010/Q?–UB NG?Y 23/8/2010 C?A UBND TH?NH PH? H? N?I V? V?C BAN H?NH QUY ??NH V? ??U GI? QU?N S? D?NG ??T ?? GIAO ??T C? THU TI?N S? D?NG ??T HO?C CHO THU? ??T TR?N ??A B?N TH?NH PH? H? N?I ;

– QUY?T ??NH S? 1345/Q?–UBND NG?Y 16/5/2012 C?A UBND HUY?N GIA L?M V? V?C PH? DUY?T QUY HO?CH CHI TI?T T? L? 1/500 KHU ??T X?Y D?NG D? ?N 'X?Y D?NG H? T?NG K? THUT? KHU ??U GI? QU?N S? D?NG 10HA ??T T?I V? TR? TQ5, TH? TR?N TR?U QU?, HUY?N GIA L?M' ;

– C?NG VæN S? 4994/UBND–KH&?T NG?Y 25/8/2016 C?A UBND TH?NH PH? H? N?I – S? K? HO?CH V? ??U T? V? V?C GIAO UBND HUY?N GIA L?M L?M CH? ??U T? D? ?N : X?Y D?NG HTKT KHU ??U GI? QU?N S? D?NG ??T T?I V? TR? TQ5, TH? TR?N TR?U QU?, HUY?N GIA L?M ;

– QUY?T ??NH S? 2191/Q?–UBND NG?Y 11/4/2017 C?A UBND TH?NH PH? H? N?I V? V?C PH? DUY?T CH? TR??NG ??U T? D? ?N : X?Y D?NG HTKT KHU ??U GI? QU?N S? D?NG ??T T?I V? TR? TQ5, TH? TR?N TR?U QU?, HUY?N GIA L?M;

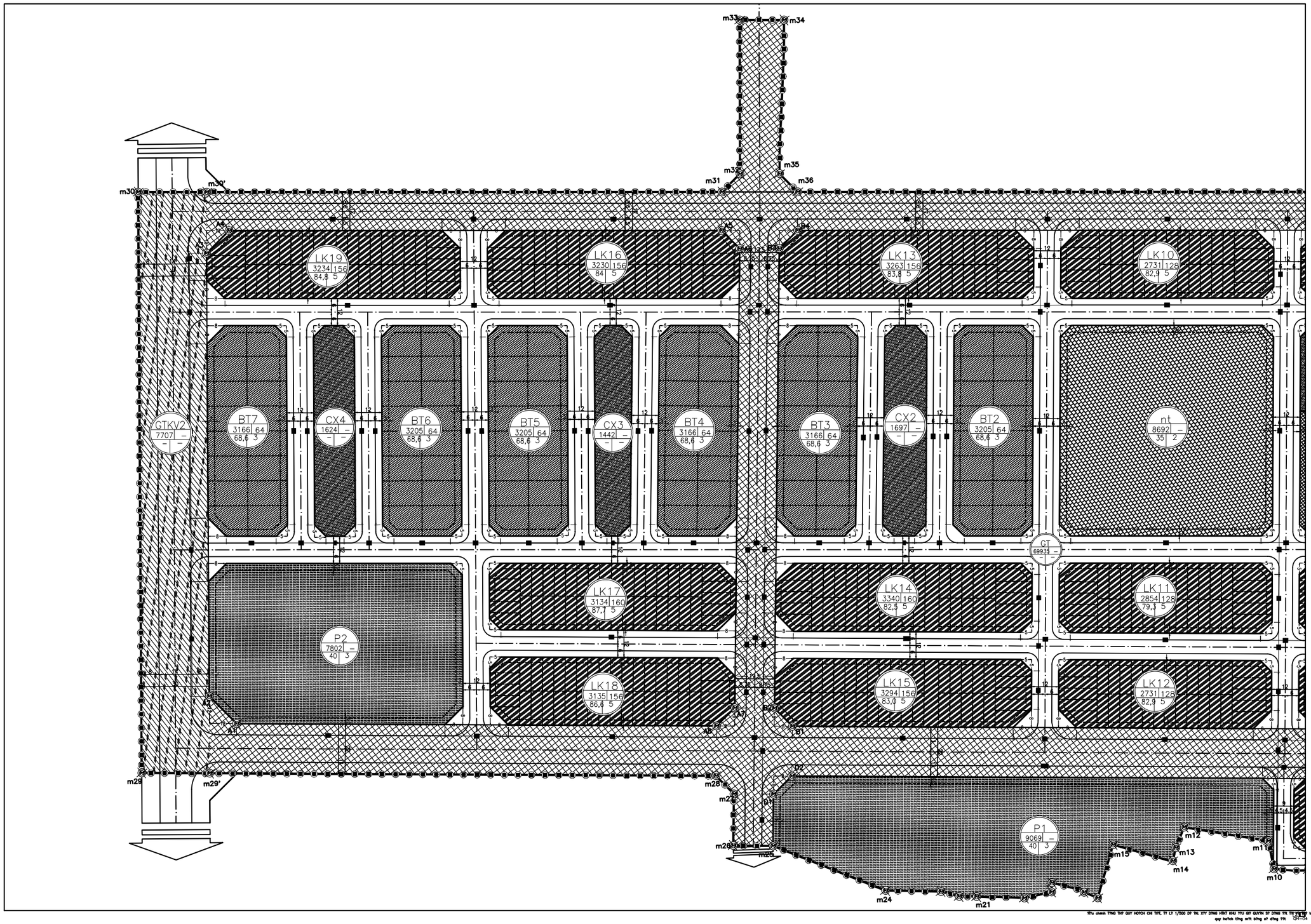
– QUY?T ??NH S? 7482/Q?–UBND NG?Y 30/5/2017 C?A UBND HUY?N GIA L?M V? V?C PH? DUY?T NH?M V? ??U CH?NH QUY HO?CH CHI TI?T, T? L? 1/500 KHU ??T X?Y D?NG D? ?N: X?Y D?NG KHU ??T ??U GI? QU?N S? D?NG ??T T?I V? TR? TQ5, TH? TR?N TR?U QU?, HUY?N GIA L?M;

– QUY?T ??NH S? 8706/Q?–UBND NG?Y 11/7/2017 C?A UBND HUY?N GIA L?M V? V?C PH? DUY?T ??U CH?NH QUY HO?CH CHI TI?T, T? L? 1/500 KHU ??T X?Y D?NG D? ?N: X?Y D?NG KHU ??T ??U GI? QU?N S? D?NG ??T T?I V? TR? TQ5, TH? TR?N TR?U QU?, HUY?N GIA L?M;

– VæN B?N S? 5484/QHKT–P2 NG?Y 19/8/2017 C?A S? QUY HO?CH – KI?N TR?C V? V?C THAM GIA ? KI?N TH?M ??NH D? ?N X?Y D?NG HTKT KHU ??U GI? QSD ??T T?I V? TR? TQ5, TH? TR?N TR?U QU?, HUY?N GIA L?M;

– VæN B?N S? 7727/QHKT–P2 NG?Y 08/11/2017 C?A S? QUY HO?CH – KI?N TR?C V? CH? ??U ??T B?I ?? XE T?I ?? ?N ??U CH?NH QHCT T? L? 1/500 D? ?N X?Y D?NG HTKT KHU ??U GI? QSD ??T T?I V? TR? TQ5, TH? TR?N TR?U QU?, HUY?N GIA L?M;

– QUY?T ??NH S? 3166/Q?–UBND NG?Y 19/12/2017 C?A UBND HUY?N GIA L?M V? V?C CH?P THU?N CH? TR??NG ??U CH?NH QUY HO?CH CHI TI?T, T? L? 1/500 D? ?N X?Y D?NG H? T?NG K? THU?T KHU ??U GI? T?I V? TR? TQ5 TH? TR?N TR?U QU?N VI NGHI?N C?U ??U CH?NH T?NG TH? QUY HO?CH CHI TI?T, T? L? 1/500 KHU ??T ??U GI? QU?N S? D?NG ??T T?I V? TR? TQ5,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20M 40M
LK19 3234 156 84,8 5
LK16 3230 156 84 5
LK13 3263 156 83,8 5
LK10 2731 128 82,9 5
GTKV2 7707 – – –
BT7 3166 64 68,6 3
CX4 1624 – – –
BT6 3205 64 68,6 3
BT5 3205 64 68,6 3
CX3 1442 – – –
BT4 3166 64 68,6 3
BT3 3166 64 68,6 3
CX2 1697 – – –
BT2 3205 64 68,6 3
nt 8692 – 35 2
GT 69935 – – –
LK17 3134 160 87,7 5
LK14 3340 160 82,5 5
LK11 2854 128 79,3 5
P2 7802 – 40 3
LK18 3135 156 86,6 5
LK15 3294 156 83,0 5
LK12 2731 128 82,9 5
P1 9069 – 40 3
m30 m30' m31 m32 m33 m34 m35 m36
m29 m29' m28 m27 m26 m25 m24 m21 m10 m11 m12 m13 m14 m15